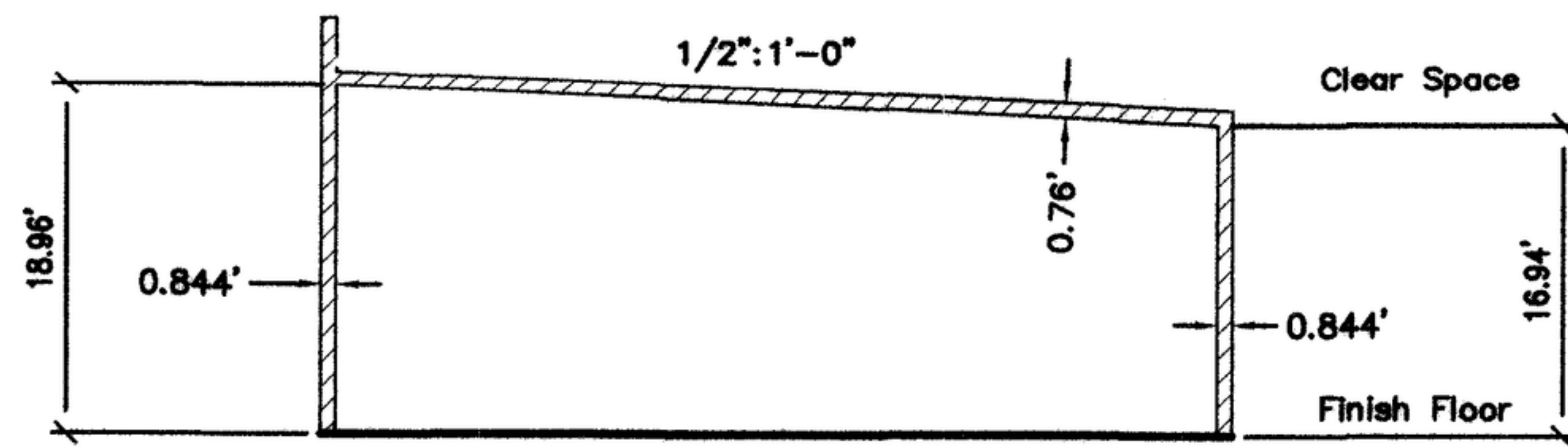


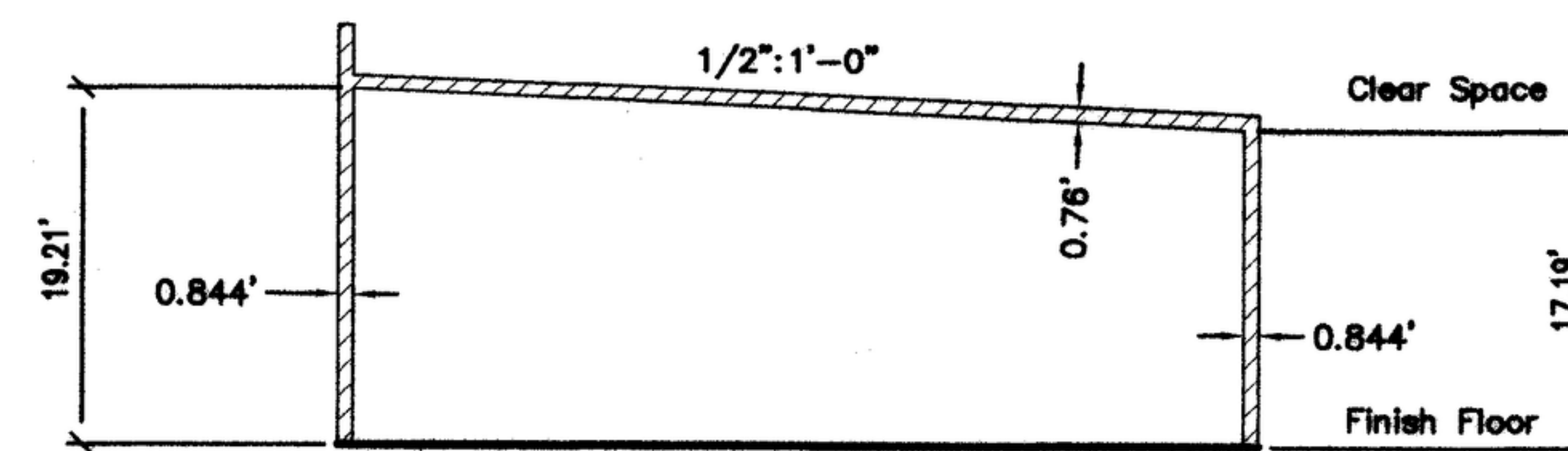
Moon Valley Storage Condominiums

Notes:

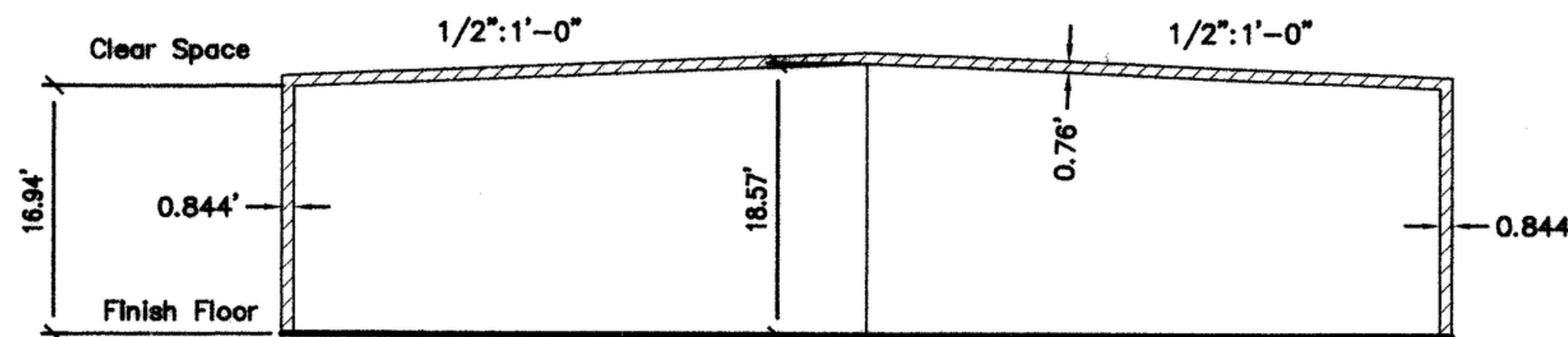
- Any amendments to this condominium project shall conform to the provisions of Star City Code and the Condominium Declarations at the time of the building permit.
- Minimum building setback lines shall be in accordance with the City of Star applicable zoning and subdivision regulations at the time of issuance of the building permit or as specifically approved and/or required.
- See the Declaration of Condominium Regime for Moon Valley Storage Condominiums, to be recorded in conjunction with this plat, for the responsibilities; maintenance; relationships of units & common areas; the definition of units; physical boundaries of each unit; the designation of common areas, and blanket easements for Enjoyment, Maintenance, Ingress/Egress, Encroachment, Cooperative Support, Access, Utility, Systems, Signage, Telecommunications, Special Events, and Inspect and Right to Correct.
- This plat is subject to Idaho Code Title 55, Chapter 15 "The Condominium Property Act."
- The building ties are measured from the exterior face of foundation wall.
- No unit shall be divided, adjusted, or reconfigured without complying with Star City Code and the Condominium Declaration Regime for Moon Valley Storage Condominiums.
- All landscape, drive aisles, parking, fencing, the club house, public restrooms, fire riser rooms, plumbing walls, fire walls, external walls, roofs, floors, and structural elements are common areas.
- This development recognizes Idaho Code, Title 22, Chapter 45 Right to Farm Act, Section 22-4503, which states "no agricultural operation, agricultural facility or expansion thereof shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after it has been in operation for more than one (1) year, when the operation, facility or expansion was not nuisance the time it began or was constructed. the provisions of this section shall not apply when nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof."
- Except for exterior walls and firewalls, unit boundaries are to the centerline of the wall. It will be incumbent upon the owners of such units to make any necessary private agreements regarding their nature of ownership, use, maintenance, etc.
- ACHD Permanent Easement Instrument No. 2015-064381 (previously an ITD easement, jurisdiction for S. Herons Flight Lane transferred via Instrument Number 2018-108843).
- ACHD Permanent Irrigation Easement Instrument No. 11208484 (previously an ITD easement, jurisdiction for S. Herons Flight Lane transferred via Instrument Number 2018-108843).
- ACHD Exclusive Permanent Easement Instrument No. 2025-063252.
- Easement Instrument No. 2024-064587, Pioneer Canal Access and Maintenance.
- All easements are parallel (or concentric) to the lines (or arcs) that they are dimensioned from, unless otherwise noted.
- The lands included in this condominium project are located within the service area of Pioneer Ditch Company LTD, 3804 S. Lake Ave., Caldwell, ID, (208) 459-3617, www.pioneerirrigation.com. Irrigation water will be provided to this project through a pressure irrigation delivery system which has been approved pursuant to Idaho Code 31-3805(4). The purchaser of each unit shall remain subject to all assessments levied by Pioneer Ditch Company LTD, and unpaid Pioneer Ditch Company LTD assessments are a lien on the land.
- Portions of this condominium project are servient to and contain the Ada County Highway District storm water drainage system. This condominium project is encumbered by that certain First Amended Master Perpetual Storm Water Drainage Easement recorded on November 10, 2015 as Instrument No. 2015-103256, official records of Ada County, and incorporated herein by this reference as if set forth in full (the "Master Easement"). The Master Easement and the Storm Water Drainage System are dedicated to Ada County Highway District pursuant to Section 40-2302, Idaho Code.
- ACHD Temporary License Agreement Instrument No. 2025-064762.
- Limited Blanket Easement Instrument No. 2025-030887, Intermountain Gas Company Pipeline.
- Blanket Utility Easement Instrument No. 2025-046433.
- Offsite ACHD Permanent Storm Water Drainage Easement Instrument No. 2025-063253.
- This condominium project is located in Zone AE and Zone X of the Flood Insurance Rate Map No. 16001C0130J (Panel 130 of 875) which bears an effective date of June 19, 2020.



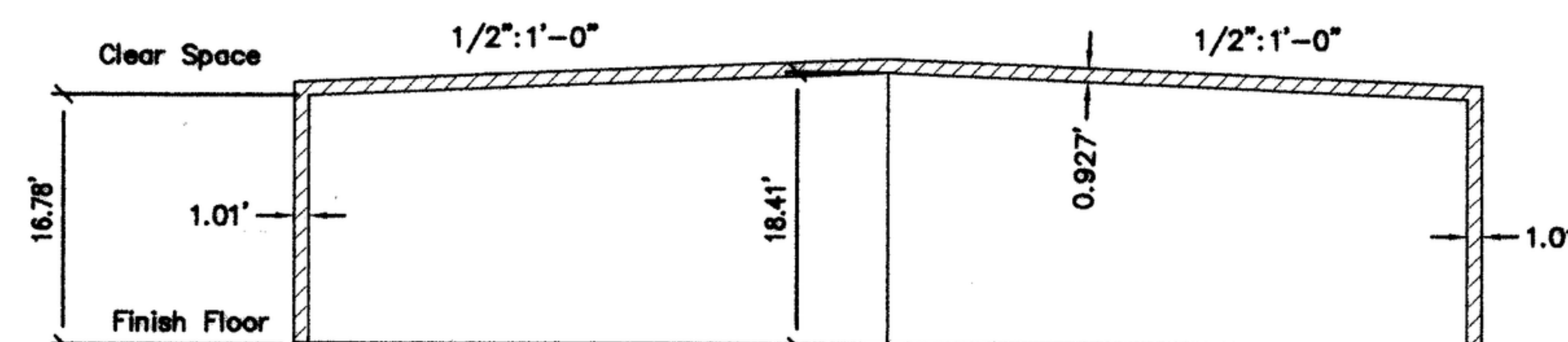
Building Section A
Building 8



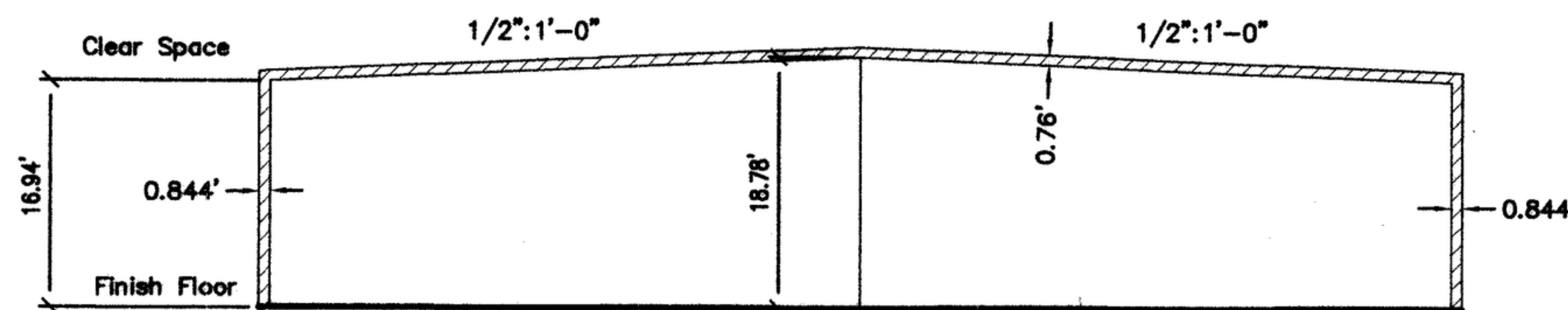
Building Section F
Building 4



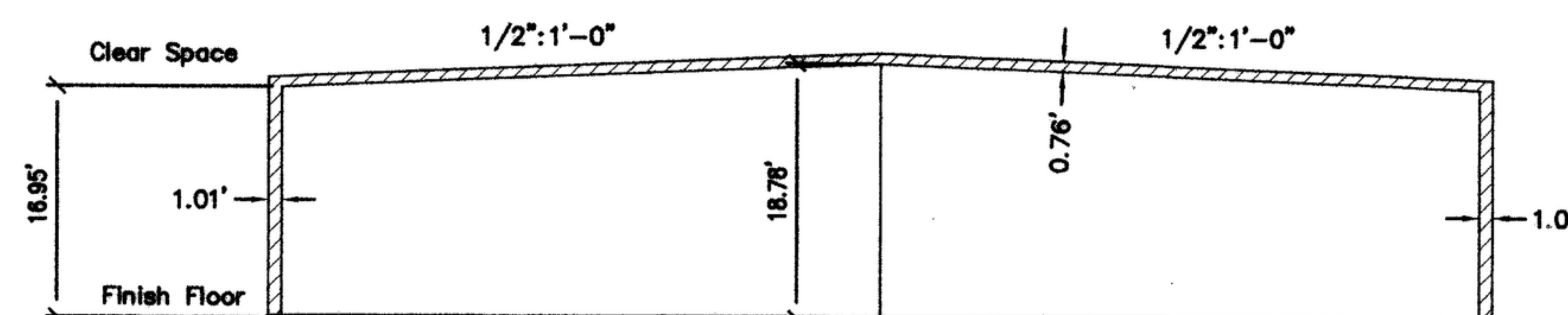
Building Section B
Building 6



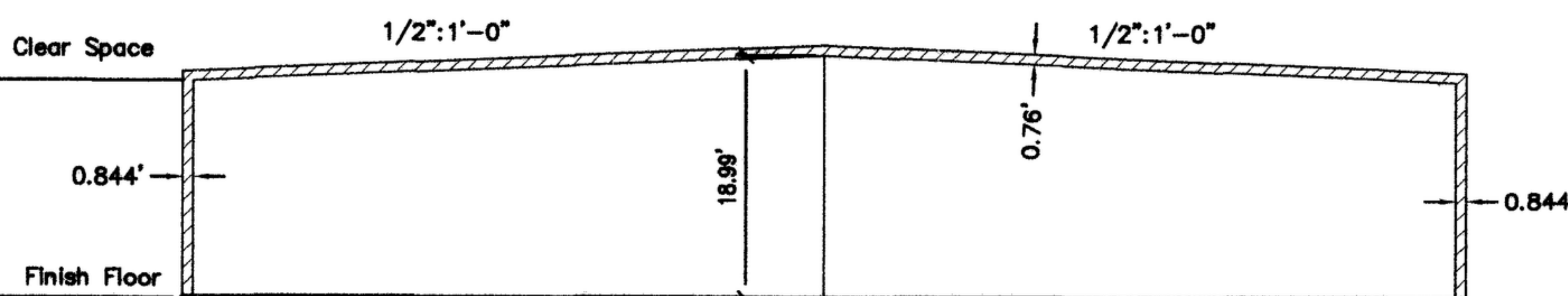
Building Section G
Building 2



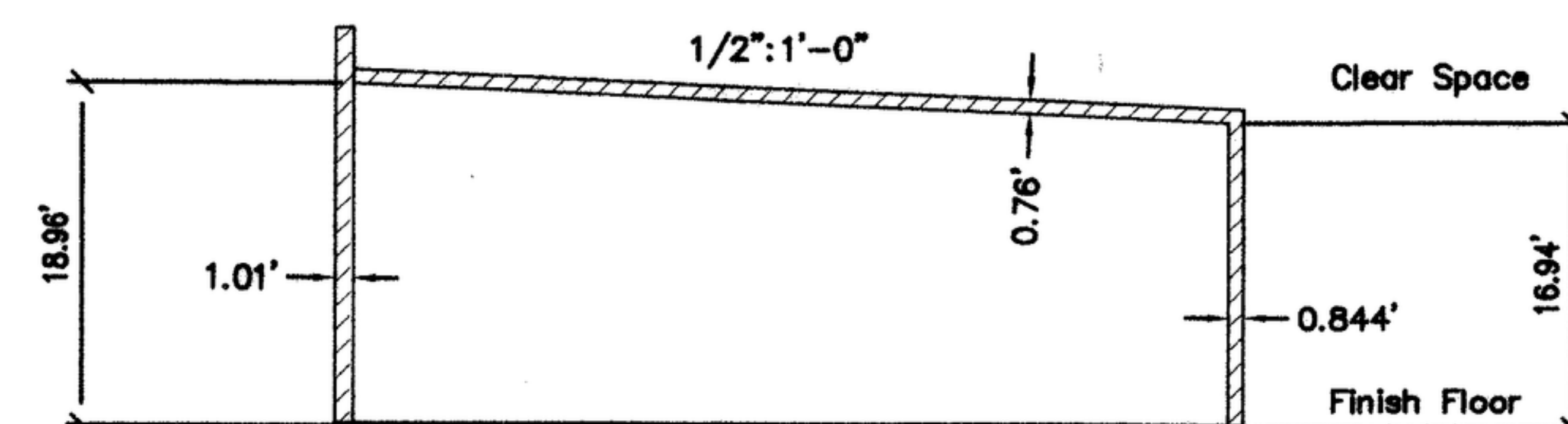
Building Section C
Building 7



Building Section H
Building 3



Building Section D
Buildings 5 & 9



Building Section E
Building 1



Scale: 1" = 15'

Legend

Common Area



Book

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